

# 2 Story Free-Standing Retail Building For Sale or Lease 6580 E. Tanque Verde Road, Tucson, AZ

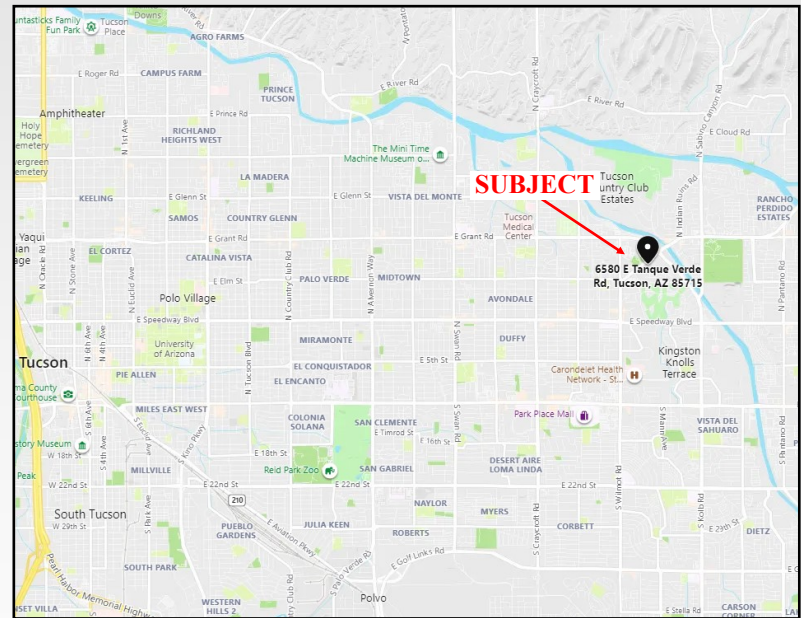


## Sale & Lease Information

- **Availability:** First Floor - Suite A - 850 SF  
Suite B - 1,750 SF  
(Can be Combined)  
Second Floor - 1,792 SF
- **Sale Price:** Contact Agent
- **Lease Rate:** \$16.00-\$18.00/RSF
- **Lease Type:** Modified Gross
- **Zoning:** C-2, C-3, City of Tucson
- **Comments:**
  - Monument Signage off of Tanque Verde Rd.
  - Second Floor Apartment (great for owner user)
  - Recently Updated flooring and fixtures.
  - Turnkey hair salon space.
  - Updated interior.



## Location Map



Exclusively Represented by:

**Cameron Casey**  
(c) 520-235-3603

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**Oxford**  
REALTY ADVISORS

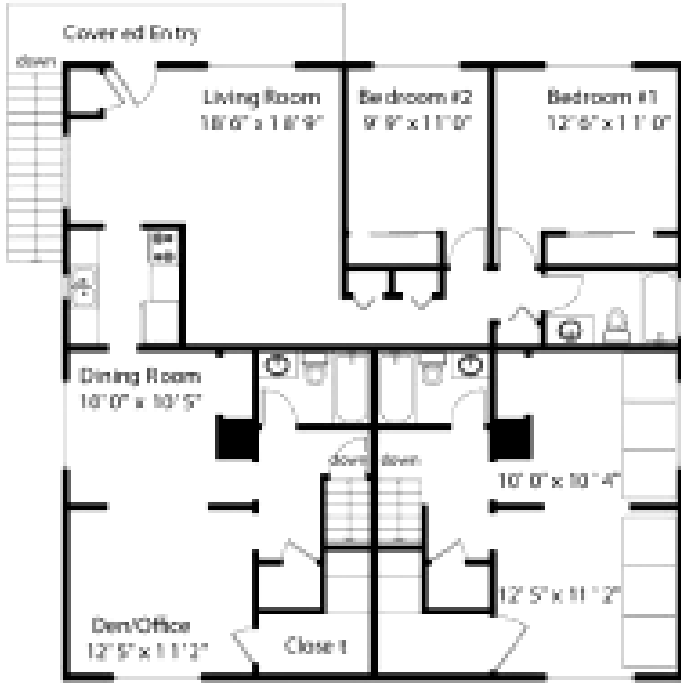
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# Floorplan

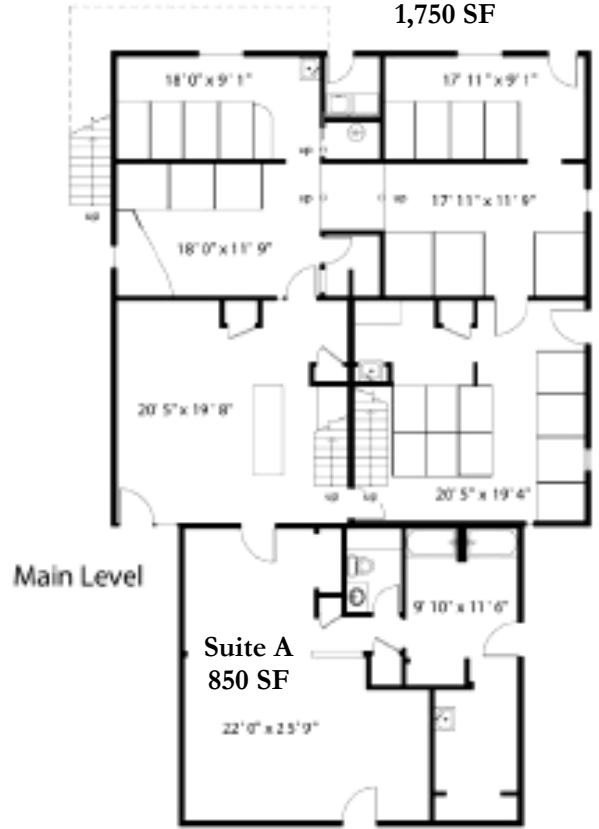
The square footages and room size information are deemed to be reliable but are not guaranteed and should be independently verified.

1<sup>st</sup> Floor 2,603 Sq Ft  
2<sup>nd</sup> Floor 1,792 Sq Ft  
Total Gross Area 4,395 Sq Ft

Suite B  
1,750 SF



Upper Level



Main Level

Suite A  
850 SF

## Interior Photos



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